

Prepared by:  
Malkerson Gilliland Martin LLP  
220 South Sixth Street, Suite 1750  
Minneapolis, MN 55402  
Phone: 612.3441.1111

and Return to:  
Wild & Wonderful LLC  
Attn: Charles Cocke  
1800 Robert Fulton Drive  
Reston, VA 20191  
Phone: 703.391.2000

STATE MS.-DESOTO  
FILED

MAY 21 1 06 PM '04

BK 472 PG 583  
W.E. DAVIS CH. CLK.

### SPECIAL WARRANTY DEED

NET LEASE DEVELOPMENT LLC, a Delaware limited liability company, GRANTOR, TO  
WILD & WONDERFUL LLC, a Mississippi limited liability company GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor, does hereby sell, convey and specially warrant unto Grantee, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Olive Branch, Mississippi, and further subject to the lien of all real estate taxes and assessments not yet due, matters shown on a current survey of the Property herein conveyed, and easements, tenancies, applicable building restrictions and restrictive covenants of record.

Taxes for the year 2004 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized officer of said Company this 17<sup>th</sup> day of May 2004.

NET LEASE DEVELOPMENT LLC  
a Delaware limited liability company

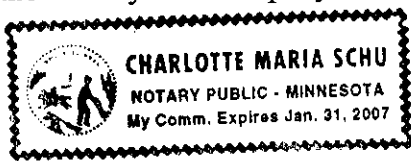
BY: 

James F. Vitt, its Vice Manager

STATE OF MINNESOTA

COUNTY OF HENNEPIN

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 17<sup>th</sup> day May 2004, within my jurisdiction, the within named James F. Vitt, who acknowledged that he is the Vice Manager of Net Lease Development LLC, a Delaware limited liability company, and that for and on behalf of the said company, and as its act and deed has executed the above and foregoing instrument, after first having been duly authorized by said company so to do.



  
Notary Public

My Commission Expires:

1-31-07

GRANTOR(S) ADDRESS:

Net Lease Development LLC  
Attn: James F. Vitt  
50 South 6<sup>th</sup> Street, Suite 1750  
Minneapolis, MN 55402

GRANTEE(S) ADDRESS:

Wild & Wonderful LLC  
Attn: Charles Cocke  
1800 Robert Fulton Drive  
Reston, VA 20191

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1, Phase 2, Craft-Goodman Commercial Subdivision in Section 29, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.